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Hectors House



Wadebridge Town Centre 1 Mile - Rock  
Beach 7.6 Miles - Bodmin 6.7 Miles

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A charming and beautifully  
presented one bedroom house  
located in the popular town of  
Wadebridge.

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- One Double Bedroom
- Ensuite Shower Room
- Low Maintenance Rear Garden
- Character Features Throughout
- Planning Permission For Extension At The Rear
- On Street Parking And EV Charging Point
- Freehold
- Council Tax Band: A

Guide Price £229,995



### SITUATION

The property is located on Tower Hill, just off of Egloshayle Road, with close access to Wadebridge town. The market town of Wadebridge sits astride the River Camel and offers a wide variety of independent shops together with primary and secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Trail. Within eight miles of the property are the popular sandy beaches of Polzeath and Daymer Bay. Nearby Padstow and Port Isaac are renowned fishing ports and to the east is the splendour of Bodmin Moor, a designated Area of Outstanding Natural Beauty. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations.

### ACCOMMODATION

On entrance you are greeted by the characterful sitting room which boasts slate floors, wooden beams, a fireplace with a gas fire, alcoves with space for shelving and a window to the front with a window seat. Steps lead to the modern kitchen, which offers a range of base and wall units, sink with mixer tap, induction hob, AEG microwave/oven, built in fridge, breakfast bar with space for appliances below and a door leading to the rear garden.

Stairs rise to the first floor where the landing offers two generous storage cupboards and access to the double bedroom. The bedroom has two windows to the front, flooding the room with light, vaulted ceiling, space for

furniture and an ensuite shower room. The shower room has a wash hand basin with mixer tap, low level WC and walk in waterfall shower with an additional handheld showerhead.

### OUTSIDE

The rear garden can be accessed via the kitchen or side gate at the front of the property. It consists of two levels, the first of which is a courtyard area with astroturf, from here stairs rise to the upper garden which is laid to lawn with a patio area currently used for the shed. From here you can see glimpses of countryside views stretching out towards St Breock Downs. On street parking is available at the front of the property with an EV charging point.

### SERVICES

Mains electricity, water, drainage and gas central heating. Broadband availability: Ultrafast and Superfast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

Strictly by prior appointment with the Wadebridge Office on 01208 222333.

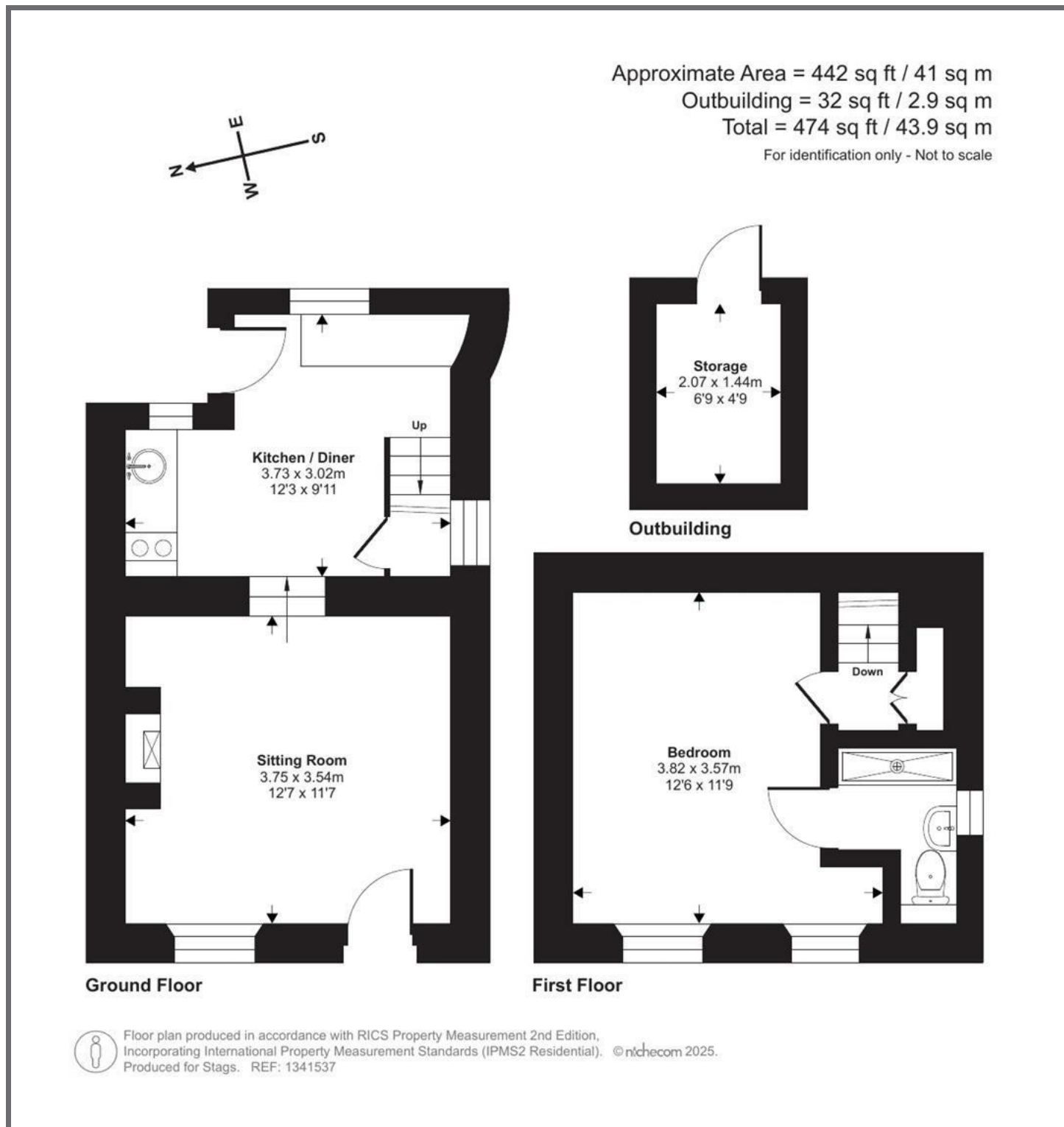
### AGENTS NOTE

The property has planning permission for a single storey extension at the rear, which expires on the 11th March 2027. All information can be found on the Cornwall Council Planning Register under the reference - PA23/09751

### DIRECTIONS

What3Words:///animals.professes.weeded





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         | 93        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      |           |
| (49-54) E                                   |  |                         |           |
| (41-48) F                                   |  |                         |           |
| (35-40) G                                   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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